

**Summary of Text Amendment
Revision Process from June 2021 to Present (May 2022)**

1. At the Planning Board's Public Hearing held in June of 2021 our proposed text amendment was tabled due to the following issues raised by the Planning Board:
 - a. Performance standards were viewed as arbitrary and capricious
 - b. Concerns that proposed changes were not enforceable
 - c. The text amendment was formatted differently from other districts which confused the Planning Board

2. Since the public hearing, the text amendment subcommittee has worked with the planning and zoning office to obtain additional guidance needed to revise the draft into a form we believe will be accepted by the planning board. This included:
 - a. Informal meeting with Planning Board Chairman, Jeff Larsen - September 2021
 - b. Conducting a work session with the Planning Board - Feb 2022
 - c. Meeting informally with Planning and Zoning Director, Erik Mack - March 2022
 - d. An Informal review of draft by Erik Mack and his direct feedback - May 2022

3. How has the draft changed since the June 2021 Planning Board hearing?
 - a. To address concerns that our performance standards are arbitrary and capricious, we have revised the document to include specific references to existing county regulations.
 - b. To address concerns about enforceability, performance standards have been revised to be very specific. All generally worded performance standards have either been revised or eliminated.
 - c. The entire document has been reformatted so that the order and numbering of various sections corresponds more closely with other zoning districts.

4. What are the next steps?
 - a. The text amendment draft will be distributed to the full LUAC and to the community.
 - b. A public LUAC meeting will be held to discuss the current text amendment draft, The LUAC will vote on sending text amendment to the county for a Staff report, and for scheduling of a public hearing with the Planning Board.
 - c. Depending on when the text amendment is sent to the Planning and Zoning office, the timing for the public hearing with the planning board is likely to be either in August or September.
 - d. Following the Planning Board hearing it is likely to be another 2 – 3 months before a public hearing is held with the County Commissioners for final approval of the text amendment. Thus it is likely to be the end of the year before the text amendment would go into effect.